172.0	0003	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	566,700 /	566,700
					USE VALUE:	566,700 /	566,700
					ASSESSED:	566,700 /	566,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		LANARK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOFFMANN MARY M
Owner 2:	
Owner 3:	
Street 1:	1 LANARK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .051 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Clapboard Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2208.000	226,300		340,400	566,700
Total Card	0.051	226,300		340,400	566,700
Total Parcel	0.051	226,300		340,400	566,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.93 | /Parcel: 491.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113781

GIS Ref

GIS Ref

Insp Date 11/29/18

!13296!

PREVIOUS ASSESSMENT

Parcel ID 172.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	226,300	0	2,208.	340,400	566,700		Year end	12/23/2021
2021	101	FV	219,800	0	2,208.	340,400	560,200		Year End Roll	12/10/2020
2020	101	FV	219,800	0	2,208.	340,400	560,200	560,200	Year End Roll	12/18/2019
2019	101	FV	197,000	0	2,208.	335,500	532,500	532,500	Year End Roll	1/3/2019
2018	101	FV	197,000	0	2,208.	257,700	454,700	454,700	Year End Roll	12/20/2017
2017	101	FV	197,000	0	2,208.	243,100	440,100	440,100	Year End Roll	1/3/2017
2016	101	FV	197,000	0	2,208.	223,700	420,700	420,700	Year End	1/4/2016
2015	101	FV	185,900	0	2,208.	209,100	395,000	395,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:40:55

LAST REV

Date	Time
02/19/19	13:35:23
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13296

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20150-52		10/1/1989		176,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/8/2011	1602	New Wind	8,142					

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
11/20/2008	Meas/Inspect	355	PATRIOT
4/29/2000	Inspected	197	PATRIOT
12/10/1999	Measured	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	113781
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2208		Sq. Ft.	Site		0	70.	2.20	6									340,367						340,400	

Total AC/HA:	0.05069	Total SF/SM:	2208	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	340,367	Spl Credit		Total:	340,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307513
Depreciation:	81183
Depreciated Total:	226329

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

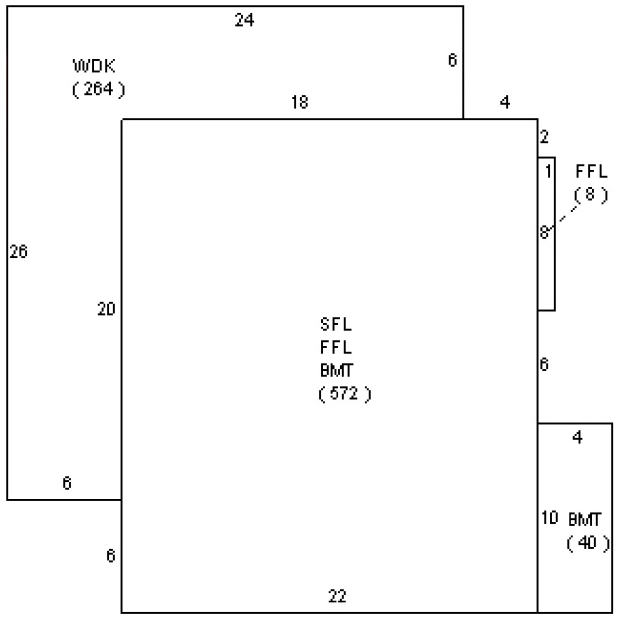
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.41
Special Features:	0	Val/Su Net:	111.59
Final Total:	226300	Val/Su SzAd	196.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	612	54.120	33,123
FFL	First Floor	580	180.410	104,637
SFL	Second Floor	572	180.410	103,194
WDK	Deck	264	9.690	2,558

Net Sketched Area:	2,028	Total:	243,512

Size Ad	1152	Gross Area	2028	FinArea	1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

172.0-0003-0002.0

IMAGE

AssessPro Patriot Properties, Inc